

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Text Amendment and Exhibit Addition to the Future Land Use Element of the Seminole County Comprehensive Plan as Directed by the Home Rule Charter Amendment

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Matthew West **CONTACT:** APRIL BOSWELL *AB* **EXT.** 7339

**Agenda Date** 01/05/05 **Regular** ☐ **Work Session** ☐ **Briefing** ☐  
**Special Hearing – 6:00** ☐ **Public Hearing – 7:00** ☒

**MOTION/RECOMMENDATION:**

1. Recommend APPROVAL of an ordinance that includes the proposed text amendment to add the Rural Boundary Map and Legal Description for Rural Area authorized by the Home Rule Charter Amendment, which was approved by a majority of voters of Seminole County in the November 2004 general election, as an exhibit in the Future Land Use Element (FLU) of the Seminole County Comprehensive Plan (Vision 2020 Plan) and add text to the FLU Issue 11 "Protection of Rural Areas", based on staff findings <sup>(1)</sup>; or
2. Recommend DENIAL of an ordinance that includes the proposed text amendment to add the Rural Boundary Map and Legal Description for Rural Area authorized by the Home Rule Charter Amendment, which was approved by voters of Seminole County in the 2004 general election, as an exhibit in the Future Land Use Element of the Seminole County Comprehensive Plan (Vision 2020 Plan) and add text to the FLU Issue 11 "Protection of Rural Areas"; or
3. CONTINUE this item to a date and time certain.  
(District: Countywide) (April Boswell, Senior Planner)

(1) For the record: A motion to adopt a plan amendment by ordinance will be enacted through a single ordinance presented to the Board as a separate agenda item following the conclusion of this large scale amendment cycle. The ordinance will contain a listing of all the amendments adopted by the Board as part of the cycle

**BACKGROUND:**

The Charter Amendment approved by a majority of voters of Seminole County in the November 2004 general election authorized the County to amend the Home Rule Charter to

Reviewed by:	<i>AB</i>
Co Atty:	<i>AB</i>
DFS:	<i>AB</i>
Other:	<i>AB</i>
DCM:	
CM:	
File No.	

establish a "Rural Area" of the County and to establish a Rural Boundary. In addition, the Charter Amendment preempted municipal comprehensive land use authority within the Rural Area. This item adds the Rural Boundary Map and Legal Description for Rural Area to the FLU Element of the Seminole County Comprehensive Plan, and adds text to the FLU Issue 11 "Protection of Rural Areas", and is authorized by the Charter Amendment.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed text amendment through the adoption of the blanket ordinance referenced above.

Attachments: Text addition for the FLU Issue 11 "Protection of Rural Areas"  
Rural Boundary Map  
Legal Description for Rural Area

**Text addition for the FLU Issue 11 “Protection of Rural Areas”:**

In 2004, Seminole County voters approved a County referendum that authorized the County to establish a Rural Area and a Rural Boundary in the Home Rule Charter through a map and a legal description. The Charter Amendment also authorized the County to add a map and legal description to the Seminole County Comprehensive Plan, which are herein added to the FLU Exhibits as the “Rural Boundary Map” and “Legal Description for Rural Area”. The Charter Amendment provided direction that, for the legally described Rural Area as shown in the “Rural Boundary Map”, the Future Land Use designations contained in the Seminole County Comprehensive Plan shall control the density and intensity of development. Additionally, the Board of County Commissioners must approve all changes to the Future Land Use designations regardless of whether any lands in the Rural Area are located within a municipality.

## **Legal Description for Rural Area**

August 10, 2004

The Rural Area is located in the Eastern portion of Seminole County, Florida. The calls within this description are based on the individual plats and deeds to which the rural boundary line is coincident with and are not part of a uniform basis of bearings throughout.

Being more particularly described as follows:

Begin in **Sec 1, Twp 20S, Rng 31E**, at the intersection of the thread of the St. John's River, also being the Northerly boundary of Seminole County, with the West line of the East one-half of said Section 1; Thence run southerly along said line to its intersection with the Northeasterly shoreline of Lake Jesup; Thence run Southerly and Southwesterly along said Easterly and Southeasterly shoreline of Lake Jesup to the NE Corner of the West 30 acres of Government Lot 3 of **Sec 33, Twp 20S, Rng 31E**. Thence run Southerly along the East line of said West 30 acres to a point 60.00 feet North of the South line of Govt Lot 3, Sec 33, Twp 20S, Rng 31E. Thence run East along the North line of the South 60.00 feet of Govt Lots 3, 2, & 1 to a point 60.00 feet North of the NW Corner of **Sec 3, Twp 21S, Rng 31E**. Thence, South 60.00 feet to said NW Section Corner.

Thence South along the West line of said Section 3 to a point on the Northerly Right of Way of SR 434. Thence run Easterly along said Northerly Right of Way to the East line of Lot 19, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida. Thence run North along said East lot line to the NE Corner of said Lot 19. Thence continue North along the Northerly extension of the East line of said Lot 19 extended North to the North Right of Way of Florida Avenue. Thence run East along said North Right of Way to the West line of the E  $\frac{1}{2}$  of said Section 3. Thence run South along said West line to the SW Corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Sec 3, Twp 21S, Rng 31E. Thence run East along the South line of the North  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of said Section 3 to the East line of said Section 3.

Thence continue East along the South line of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of **Sec 2, Twp 21S, Rng 31E** to the SE Corner of said NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 2. Thence run the following courses through Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida: Easterly across Canal Street Right of Way to the SW Corner of Lot 140; East along the South line of said lot to the SE Corner of Lot 140, Easterly across Elm Street Right of Way to the SW Corner of Lot 153, East along the South line of said lot to the SE Corner of Lot 153; Easterly across Kansas Street Right of Way to the SW Corner of Lot 236; East along the South line of said lot to the SE Corner of Lot 236; Easterly across Oklahoma Street Right of Way to the SW Corner of Lot 245; East along the South line of said lot to the SE Corner of Lot 245; Easterly across Orange Street Right of Way to the SW Corner of Lot 333; East along the South line of said lot to the SE Corner of Lot 333; Easterly across Stone Street Right of Way to the SW Corner of Lot 342; South along the West line of Lots 341, 340, 339 and 338 to the SW Corner of Lot 338; East along the South line of said lot to the SE Corner of Lot 338, Black Hammock, Plat Book 1, Page 31 of the Official Records of Seminole County, Florida, being the end of above referenced courses through said subdivision.

Thence Easterly across Van Arsdale Street Right of Way to the NW Corner of Lot 1, Swope's 2<sup>nd</sup> Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run Southerly 204.00 feet to the SW Corner of said Lot 1. Thence run Northeasterly along Southerly lot line of said Lot 1 a distance of 741.50 feet to the Easterly most point of said Lot 1. Thence, run Easterly along the North line of **Sec 12, Twp 21S, Rng 31E** to the NE Corner of said Section 12. Thence run South along the East line of said Section 12 a distance of 667.50 feet to the NW Corner of Lot 25, Lee's Iowa City, Plat Book 7, Page 35 of the Official Records of Seminole County, Florida. Thence continue South along the West line of Lots 25 & 30, said Plat of Lee's Iowa City, a distance of 1,979.90 feet to the SW Corner of said Lot 30. Thence run along the South line of Lot 31, said subdivision, for the following courses: West a distance of 631.50 feet; North a distance of 25.00 feet, and West a distance of 660.00 feet to the SW Corner of said Lot 31. Thence run Westerly across Van Arsdale Street Right of Way to the SE Corner of Lot 18, Swope's 2<sup>nd</sup> Addition to Black Hammock, Plat Book 3, Page 14 of the Official Records of Seminole County, Florida. Thence run North along the East line of said lot to the NE Corner of said Lot 18. Thence run West along the North line of said Lot 18 a distance of 330.00 feet. Thence run North to the North line of the South  $\frac{3}{4}$  of Lot 17, said Swope's 2<sup>nd</sup> Addition to Black Hammock. Thence run West along said North line of the S  $\frac{3}{4}$  a distance of 726.00 feet. Thence run South to the North line of said Lot 18. Thence, West along said North lot line to the NW Corner of said Lot 18. Thence run South along the West lot line to the SW Corner of said lot 18. Thence continue South along the Southerly extension of the West line of said Lot 18, across Cabbage Avenue Right of Way, to the North line of the South  $\frac{1}{2}$  of Sec 12, Twp 21S, Rng 31E.

Thence West along the North line of the S  $\frac{1}{2}$  of said Section 12 to the NW Corner of the SE  $\frac{1}{4}$  of said Section 12. Thence run South along the West line of said SE  $\frac{1}{4}$  a distance of 349.50 feet; N76-38-00W a distance of 329.00 feet; S13-07-00E a distance of 530.00 feet; N65-28-00E a distance of 219.20 feet. Thence run South along the West line of said SE  $\frac{1}{4}$  a distance of 567.70 feet to the NW Corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 12. Thence run East along said North line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  a distance of 132.00 feet. Thence, South to the South line of the N  $\frac{1}{4}$  of said SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ . Thence run West along South line of said N  $\frac{1}{4}$  a distance of 132.00 feet to the West line of said SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ . Thence run South along the West line of said SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  to the **South  $\frac{1}{4}$  Corner of Sec 12, Twp 21S, Rng 31E**. Thence run South along the East line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec 13, Twp 21S, Rng 31E a distance of 1,316.16 feet. Thence, West along the South line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 13 a distance of 1,310.32 feet to the SE Corner of Lockwood Boulevard Complex, Plat Book 48, Page 17 of the Official Records of Seminole County, Florida. Thence run the following courses: S89-34-53W along the South line of said subdivision a distance of 820.11 feet to the SW Corner of Lot 2; N00-52-30W along the West line of said lot 2 a distance of 662.32 feet to the NW Corner of said Lot 2; S89-41-03W along the North line of said subdivision a distance of 550.03 feet to the West line of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of **Sec 13, Twp 21S, Rng 31E**.

Thence South along the West line of said Section 13 to the Northerly Right of Way of CR 419. Thence run Southeasterly along the Southwesterly boundaries of Riverside Landings First Amendment, Plat Book 63, Pages 64-66, Riverside Landings, Plat Book 55, Pages 1-2, and River Oaks Reserve Commercial, Plat Book 63, Pages 20-21, all recorded in the Official Records of Seminole County, Florida, to the Southerly most point of said River Oaks Reserve Commercial. Thence continue Southeasterly along said Northerly Right of Way of CR 419 to the East line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of **Sec 24, Twp 21S, Rng 31E**. Thence departing said Right of Way, run Northerly along said East line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 24 to the NE Corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 24. Thence, continue Northerly along the East line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of **Sec 13, Twp 21S, Rng 31E** a distance of 1320 feet more or less to the Southeasterly Right of Way of Willingham Road as recorded in Plat Book 6, Page 10 of the Official Records of Seminole County, Florida. Thence, Northeasterly along said Right of Way to the East Line of said Section 13.

Thence, Southerly along the East line of said Section 13 a distance of 660 feet plus or minus to the South line of the North  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of **Sec 18, Twp 21S, Rng 32E**. Thence, run Easterly along said South line to the SE Corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 18, said point being on the South line of Willingham Acres (an unrecorded subdivision). Thence, continue Easterly along the South line of the North  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 18 to the East line of the SW  $\frac{1}{4}$  of Section 18. Thence run Northerly along said East line to the Southerly Right of Way of said Willingham Road. Thence, run Easterly along said Southerly Right

of Way of Willingham Road to the NW Corner of Sanctuary Phase 1, Village 4, as recorded in Plat Book 58, Pages 85-90 of the Official Records of Seminole County, Florida. Thence, continue Easterly along the Northerly line of the subdivision to the NE Corner of said subdivision, also being the NW Corner of Sanctuary Phase 2, Villages 7 and 8, as recorded in Plat Book 63, Pages 70-83 of the Official Records of Seminole County, Florida.

Thence, continue Easterly along the Northerly line of said Phase 2, Villages 7 and 8, to its NE Corner. Thence, run S00-59-27E along the Easterly boundary of said subdivision and Westerly Right of Way of said Willingham Road 1246.29 feet. Thence, departing said Right of Way, continue along said subdivision boundary the following courses: S89-13-27W a distance of 459.52 feet; S04-03-44E a distance of 500.82 feet; S89-13-27W a distance of 1524.20 feet; S00-58-45E a distance of 855.08 feet to the Southern most Corner of Sanctuary Phase 2, Villages 7 & 8, also being the NE Corner of Sanctuary Phase 2, Village 10 as recorded in Plat Book 63, Page 35-42 of the Official Records of Seminole County, Florida. Thence, continue along said boundary of Phase 2, Village 10 the following courses: S00-26-46E a distance of 1328.77 feet; S89-14-36W a distance of 1324.20 feet; S00-19-28E a distance of 700.89 feet to the southern most Corner of said Phase 2, Village 10.

Thence, departing said subdivision boundary, run Easterly along the North line of the West 165.00 feet of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of **Sec 20, Twp 21S, Rge 32E** a distance of 165.00 feet. Thence, Southerly along the East line of the West 165.00 feet of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec 20, Twp 21S, Rge 32E to the Southerly Right of Way of County Road 419. Thence, run Northwesterly along said Right of Way to the East line of the West  $\frac{7}{8}$  of the East  $\frac{1}{2}$  of Sec 19, Twp 21S, Rng 32E. Thence, departing said Right of Way, run Southerly along said East line to the NE Corner of the West  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 19. Thence, run N85-51-30E along the South line of Lake Eva Estates (an unrecorded subdivision) a distance of 2000.93 feet to the SE Corner of said Lake Eva Estates. Thence, run N12-25-35W along the East boundary of Lake Eva Estates a distance of 595.53 feet. Thence, departing said subdivision boundary, continue N12-25-35W a distance of 1080 feet more or less to the Southerly Right of Way of CR 419. Thence, run Southeasterly along said Right of Way to the West line of the East  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Sec 20, Twp 21S, Rge 32E. Thence, run Southerly on said West line to the South line of the East  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ . Thence run Easterly on said South line to the West boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run Northerly on said West boundary to the NW Corner of said North Chuluota. Thence, run Easterly along the Northerly boundary of said North Chuluota to its intersection with the Southerly extension of the West line of Lake Lenelle Woods as recorded in Plat Book 37, Pages 67-69 of the Official Records of Seminole County, Florida; Thence run N00°00'21"W to the SW corner of said Lake Lenelle Woods.

Thence, run along the boundary of said Lake Lenelle Woods the following courses: N00-00-21W a distance of 1131.60 feet; S89-50-55E a distance of 143.67 feet; N00-00-21W a distance of 606.40 feet; N89-50-55W a distance of 593.67 feet; N00-00-21W a distance of 399.90 feet; S89-51-06W a distance of 450.00 feet; N00-00-21W a distance of 483.00 feet; N89-51-06E a distance of 450.00 feet; N89-51-06E a distance of 936.41 feet.

Thence continue N89-51-06E on an extension of said subdivision boundary, across Jacob's Trail Right of Way, a distance of 100.00 feet to a point on the West boundary of Osprey Lakes Phase 1 as recorded in Plat Book 60, Pages 38-45 of the Official Records of Seminole County, Florida. Thence, run along the boundary of said Osprey Lakes Phase 1 the following courses: N89-54-05E a distance of 25.00 feet; N00-08-38E a distance of 383.95 feet; N54-30-00E a distance of 2524.44 feet to the Northern most Corner of said Osprey Lakes Phase 1 said corner being the Northwesternly Corner of Osprey Lakes Phase 3 as recorded in Plat Book 62, Pages 4-6 of the Official Records of Seminole County, Florida.

Thence, continue along the boundary of said Osprey Lakes Phase 3 the following courses: N54-30-00E a distance of 184.63 feet; N90-00-00E a distance of 721.00 feet; S00-00-00E a distance of 1,988.08 feet to the SE Corner of the SW  $\frac{1}{4}$  of **Sec 16, Twp 21S, Rng 32E**. Thence, departing said boundary, run Easterly on the South line of said Section 16 to the Northeasterly Corner of Osprey Lakes Phase 2 as recorded in Plat Book 62, Pages 1-3 of the Official Records of Seminole County, Florida. Thence run S00-00-49W along the Easterly boundary of said Osprey Lakes Phase 2 a distance of 1332.68 feet to the SE Corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of **Sec 21, Twp 21S, Rng 32E**. Thence, run S88-58-07E along the South line of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 21 a distance of 1302.25 feet to a point 25.00 feet West of the East line of the NE  $\frac{1}{4}$  of Sec 21, Twp 21S, Rng 32E. Thence run Southerly along a line parallel to and 25.00 feet West of said East line to the Easterly extension of the Northerly Right of Way of Brumley Road (being a 50' Right of Way).

Thence Westerly along said Northerly Right of Way to the Southerly extension of the Easterly Right of Way of Avenue H. Thence, Southerly along said Easterly Right of Way a distance of 500 feet more or less to the Northwesternly Corner of Estates on Lake Mills as recorded in Plat Book 60, Pages 85-92 of the Official Records of Seminole County, Florida. Thence, continue along the westerly Boundary of said Estates of Lake Mills and the Easterly Right of Way of Avenue H the following courses: S03-00-24E a distance of 165.41 feet; S00-55-07E a distance of 314.50 feet; thru a curve concave to the Northwest an arc distance of 70.66 feet. Thence departing said Right of Way and continuing on said Estates on Lake Mills boundary the following courses: S00-46-27E 155.97 feet; S01-06-36E a distance of 727.01 feet; S00-57-02E a distance of 709.22 feet; S01-13-59E a distance of 73.56 feet; S01-02-19E a distance of 1929.43 feet to the South line of the North  $\frac{1}{2}$  of **Sec 28, Twp 21S, Rng 32E**.



Thence, run Westerly along said South line to the Easterly Right of Way line of SR 13 (per SRD Right of Way Map; also shown in the Townsite of North Chuluota, Plat Book 2, Pages 54-58). Thence, Southerly along said Easterly Right of Way to the South line of the SW  $\frac{1}{4}$  of Sec 28, Twp 21S, Rng 32E. Thence, run Westerly along the South line to the SW Corner of said Section. Thence, run Northerly along the West line of said Section 28 to the South boundary of Townsite of North Chuluota as recorded in Plat Book 2, Pages 54-58 of the Official Records of Seminole County, Florida. Thence, run West along said subdivision to the SW Corner of said Townsite of North Chuluota. Thence, run Northerly along the Westerly boundary of said Townsite of North Chuluota to the SW Corner of Lot 5, Block 54 of said Townsite of North Chuluota. Thence, run West a distance of 50.00 feet. Thence run North to the Southeasterly shoreline of North Horseshoe Lake. Thence, run Easterly along said shoreline to a point on the Westerly boundary of said Townsite of North Chuluota. Thence, Northerly along said boundary to a point 100.00 feet South of the NE Corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of **Sec 29, Twp 21S, Rng 32E.**

Thence, Westerly along a line 100 feet South of and parallel to the North line of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 29 to a point on the Westerly line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ . Thence, Southerly on said Westerly line to the SW Corner of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ . Thence, Westerly along the North line of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 29 to the NW Corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ . Thence, Southerly along the Westerly line of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  to the NE Corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 29. Thence, Westerly on the North line of said SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  to the NW Corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ . Thence, Southerly on the West line of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 29 to the North line of the SW  $\frac{1}{4}$  of said Section 29. Thence, Westerly on the North line of the SW  $\frac{1}{4}$  of said Section 29 to the NE Corner of the Westerly 22 acres of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 29. Thence, Southerly along the Easterly line of the Westerly 22 acres of said NE  $\frac{1}{4}$  to the North line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 29. Thence, run Westerly along said North line to the NW Corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 29. Thence, run Southerly along the West line of said SE  $\frac{1}{4}$  to the SW Corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 29.

Thence, run Westerly on the South line to the SW Corner of said Section 29. Thence, continue Westerly on the South line of **Sec 30, Twp 21S, Rng 32E** a distance of 3,400 feet plus or minus to the thread of the Econlockhatchee River. Thence, run Southerly along the thread of said river to the South line of **Sec 31, Twp 21S, Rng 32E**, also being the Southern most boundary of Seminole County. Thence run along the boundary of Seminole County (per Florida Statutes Chapter 6511, No. 91, the "Creation of Seminole County") the following courses: Easterly along said Southern most boundary, also being the Southerly line of Twp 21S, Rng 32E and Twp 21S, Rng 33E, to the thread of the St. John's River and the Easterly most point of Seminole County, located within **Sec 35, Twp 21S, Rng 33E**; Northwesterly along the thread of said river, also being the Eastern boundary of Seminole County, to and through Lake Harney, returning to the thread of the St. John's River; continue Northwesterly and then Southwesterly along the thread of said river, being the Eastern and Northern boundary of Seminole County, to the Point of Beginning of the Rural Boundary Description.

**LESS** the following areas within the Rural Boundary located within the city limits of Winter Springs, further described as:

- SEC 03 TWP 21S RGE 31E NW 1/4 OF NW 1/4 (LESS S 340 FT OF E 660 FT)
- SEC 03 TWP 21S RGE 31E W 1/2 OF SW 1/4 OF NW ¼
- SEC 03 TWP 21S RGE 31E N 2/3 OF S 3/4 OF E 1/2 OF SW 1/4 OF NW ¼ (LESS S 100 FT OF E 264 FT)
- LOT 19, BLACK HAMMOCK, PB 1 PG 31 & R/W ADJ ON N & W


Also **LESS** the following areas within the Rural Boundary located within the city limits of Oviedo, further described as:


- PT OF LOTS 25 & 30 DESC AS BEG NW COR LOT 25 RUN E 608.44 FT S 1979.42 FT W 608.15 FT N 1980.3 FT TO BEG, LEES IOWA CITY, PB 7 PG 35
- SEC 13 TWP 21S RGE 31E THAT PART OF N 1/2 OF NE 1/4 LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK
- SEC 13 TWP 21S RGE 31E THAT PART OF S 3/4 LYING W OF A LINE 550 FT W OF SHORE LI ECONLOCKHATCHEE CREEK & E OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419 (LESS RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21)
- RIVER OAKS RESERVE COMMERCIAL, PB 63 PGS 20 & 21
- LOT 1, LOCKWOOD BLVD COMPLEX, PB 48 PG 17 & EVANS ST R/W ADJ ON S
- SEC 13 TWP 21S RGE 31E THAT PART OF S 3/4 LYING W OF WLY R/W LINE OF LOCKWOOD RD & NELY OF CR 419


# Rural Boundary Map


August 10, 2004


**Legend**

 Rural Boundary

 Section Lines

 Twp/Rng Lines

 Airport

 Navigable Water

